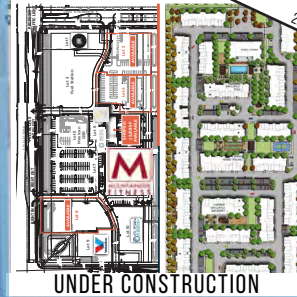


SUBJECT

CRE8
ADVISORS

MORRISON RANCH LUXURY
MULTIFAMILY DEVELOPMENT
231 UNITS



UNDER CONSTRUCTION

WARNER ROAD (9,189 CPD)



760 LUXURY APARTMENTS
OPEN NOW!
TUSCANY @ GABRIELLA PONTE

LOT 1
40.53 AC (net)
47.74 AC (gross)
Regional Commercial (RC)

LOT 5
7.36 AC (net)
8.66 AC (gross)
Regional Commercial (RC)

LOT 4
56.10 AC (net)
57.28 AC (gross)
Business Park (BP)

GABRIELLA PONTE
Commerce Center

AMERICAN LEADERSHIP
ACADEMY

HIGLEY ROAD (24,581 CPD)



LOOP 202 (62,220 CPD)

**PADS & SHOP SPACE
AVAILABLE!**

NWC HIGLEY &
WARNER ROAD
GILBERT, AZ

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PROPERTY SUMMARY

NWC HIGLEY & WARNER RD
GILBERT, AZ



PROPERTY OVERVIEW

- Join Taqueria Factory/Frutilandia, Aria Nail Bar, Zoyo, Southern Steer Butcher & French Toast.
- 2,773 SF Shop Space available and Pads for Lease!
- Expected delivery Q2 2027
- Located at the major intersection of Warner Road (9,189 CPD) & Higley Road (24,581 CPD)
- Major retailers coming soon to the intersection including Mountainside Fitness, Black Rock, Chipotle, Valvoline (broken ground and coming soon)
- Located within the affluent, master-planned community of Morrison Ranch
- Excellent demographics with more than 279,000 residents and an average household income of \$116,725 within a 5-mile radius

PROPERTY DEMOGRAPHICS

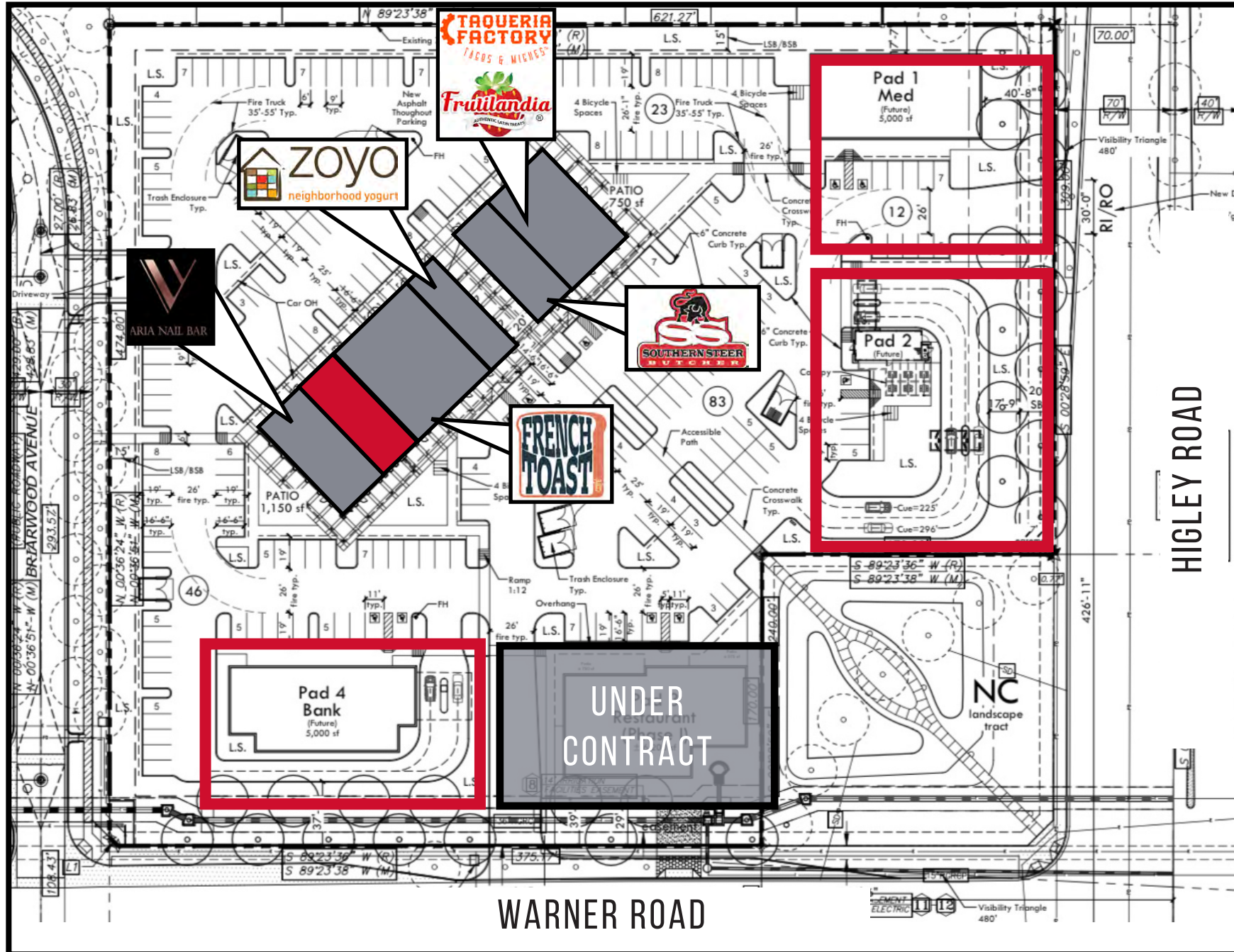
	1 MILE	3 MILE	5 MILE
2024 Population:	14,635	119,871	289,171
2029 Population:	16,105	129,285	311,446
2024 Total Households:	4,356	38,858	99,810
Average Household Income:	\$150,888	\$130,537	\$118,801

PROPERTY SUMMARY

ASKING RENT:	Call for Pricing
LAND AREA:	5.39 Acres
APN:	304-20-938
AVAILABILITY:	Pads & Shops Space

CONCEPTUAL SITE PLAN

NWC HIGLEY & WARNER RD
GILBERT, AZ



SHOPS A & B LOD

NWC HIGLEY & WARNER RD
GILBERT, AZ



ELEVATIONS

NWC HIGLEY & WARNER RD
GILBERT, AZ



ELEVATIONS

NWC HIGLEY & WARNER RD
GILBERT, AZ



AERIAL MAP

NWC HIGLEY & WARNER RD
GILBERT, AZ



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantees, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. CRE8 is independently owned and operated.



For Additional details contact the team
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